



2025

# *Annual Report*



# Letter from

## OUR CHAIR

### GREETINGS, FRIENDS, COLLEAGUES, AND COMMUNITY PARTNERS,

At the Pearland Economic Development Corporation (PEDC), our mission remains clear: to create a thriving, resilient economy that makes Pearland the community of choice for residents and businesses in the Greater Houston region. Guided by the Pearland Prosperity Economic Development Strategic Plan, we continue to invest in projects and partnerships that drive growth, innovation, and quality of life.

In 2025, Pearland achieved remarkable progress. Our Lower Kirby District strengthened its role as a premier business hub, with Pearland's largest speculative industrial development reaching 88% occupancy and welcoming major tenants like Creative Innovations and Canopy Solutions. United Imaging, a global leader in medical imaging technology, expanded into a 216,000-square-foot facility, reinforcing Pearland's position in life sciences. Stream Realty Partners advanced construction on a 384,509-square-foot distribution park, adding to the district's momentum.

Along the State Highway 35 Corridor, redevelopment advanced with Edge Industrial Park delivering new flex space and ERS CAT expanding its headquarters. PEDC also led critical infrastructure projects, including the \$6.8 million reconstruction of Industrial Drive and a \$7.4 million investment in Knapp Road to support future growth.

A major milestone was the adoption of the Old Town Revitalization Plan. This community-driven initiative sets a bold vision to preserve Pearland's historic character while creating a vibrant, connected destination for residents and visitors. The plan introduces concepts for walkability, public spaces, and local business activation, ensuring Old Town remains a cornerstone of Pearland's identity and future growth.

Beyond physical development, we strengthened Pearland's entrepreneurial ecosystem through the Pearland Innovation Hub. In 2025, PIH renewed its management agreement through 2028, hosted signature events like the Pitch Competition and State of Entrepreneurship, and provided over 356 hours of technical assistance to local businesses. Workforce development remained a top priority, with PEDC securing more than \$2 million in training grants and engaging over 900 students in career exploration programs. Our WorkInPearland platform connected thousands of job seekers with local employers, underscoring our commitment to talent retention and opportunity.

We also celebrated expansions by Burns & McDonnell, Crain Group, and Rollac Shutters, investments that create jobs and strengthen our economic foundation.

As we look to 2026, PEDC is focused on sustaining this momentum. From implementing the Old Town Revitalization Plan to advancing infrastructure and workforce initiatives, we are committed to shaping a future of shared prosperity for Pearland.

On behalf of the PEDC Board of Directors and staff, thank you for your partnership and support. Together, we will continue building a vibrant, innovative, and inclusive community.

Sincerely,



**Dena Hanks**  
CHAIR, PEDC

Should you have any questions, comments or concerns regarding this report, please contact the PEDC at [281-997-3000](tel:281-997-3000) or [info@pearlandedc.com](mailto:info@pearlandedc.com)





Pearland continues to thrive as a “community of choice” in Greater Houston, attracting residents and businesses with its exceptional schools, proximity to major employment centers, and vibrant quality of life in one of the nation’s most diverse cities.

At the heart of Pearland’s economic development strategy is the Pearland Prosperity Plan—a bold, community-driven roadmap designed to guide sustainable growth and long-term prosperity. Spearheaded by the Pearland Economic Development Corporation (PEDC) in collaboration with the City of Pearland, the Pearland Chamber of Commerce, and other key stakeholders, the plan reflects a shared commitment to shaping the city’s future.

The plan is anchored by one clear objective: to be the community of choice for People and Business in the region. This vision is being realized through 11 strategic initiatives: Places to Gather, Old Town Revitalization, Infill and Redevelopment, Mobility and Infrastructure, Parks and Recreation, Cultural Arts, Business Development, Pearland Innovation Hub, Workforce Development, Diverse Talent, and Site Development.

In 2025, the community made great strides in advancing these initiatives, including the adoption of the Old Town Revitalization Plan, the implementation of the Cultural Arts Master

Plan, and progress toward updating the Parks, Open Spaces and Trails Master Plan. Plus, more accomplishments that are reflected throughout this report.

PEDC’s leadership and collaboration in executing the Pearland Prosperity Plan are reflected throughout this report, showcasing the tangible progress being made across the city.

For more information and updates on the Pearland Prosperity Plan, visit [PearlandProsperity.com](http://PearlandProsperity.com)

## Global Medical Imaging Leader Establishes Operations in Pearland

United Imaging, a global leader in advanced medical imaging technology, has expanded its manufacturing, research and development, and warehousing operations to Pearland's Lower Kirby District. The company has leased **216,000 square feet at 11550 N Spectrum Boulevard**, reinforcing Lower Kirby's reputation as a hub for biotech and life science innovation.

The Class A facility, developed by Brennan Investment Group, offers proximity to the Texas Medical Center, access to a skilled workforce, and a business-friendly environment—key factors in United Imaging's decision to grow its presence in the region.

Specializing in cutting-edge imaging equipment such as MRI, CT, and radiotherapy solutions, United Imaging partners with leading universities, hospitals, and research institutions worldwide. The company expects its Pearland workforce to reach up to 185 employees as the expansion rolls out in phases over the next two years.

United Imaging's expansion reflects the kind of strategic growth envisioned for Lower Kirby—bringing high-quality jobs, advanced manufacturing, and innovation to Pearland. The company's investment complements ongoing efforts to strengthen the city's life sciences sector and enhance its position as a destination for business and talent.

## Major Tenants Fill Pearland's Largest Spec Industrial Development

Pearland's largest speculative industrial development has reached a major milestone, with 88% of its 661,680-square-foot footprint now leased—a significant achievement for the city's Lower Kirby employment center.

The development welcomed its first tenants. Creative Innovation leased the full cross-dock facility to support its third-party logistics operations for e-commerce retailers. Canopy Solutions, a provider of protective building structures, signed a lease for 82,560 square feet in the rear-load building and has already begun operations.

Developed by Levey Group, the 38-acre site at the southeast corner of Almeda School Road and Beltway 8 features two state-of-the-art buildings: a **496,560-square-foot cross-dock facility and a 165,120-square-foot rear-load building**. The project includes 185-foot truck courts, EV charging stations, and direct Beltway 8 access, reinforcing Pearland's position as a strategic business hub in the Houston region.

PEDC, the City of Pearland, and the Lower Kirby Pearland Management District began working with Levey in 2022 to support the site's development. As part of a public-private partnership, PEDC financed \$1.6 million in site development and infrastructure enhancements to improve mobility and accelerate project delivery.

## Stream Nears Completion on Major Development

Construction neared completion on Stream Realty Partners' Class-A flex office/warehouse/manufacturing buildings in Pearland's Lower Kirby District. Located at the northeast corner of Kirby Drive and N. Spectrum Boulevard, the 24-acre site will deliver two buildings totaling **384,509 square feet of premier industrial space—117,247 square feet and 267,262 square feet respectively**.

Designed to meet the needs of modern logistics, manufacturing, and distribution users, the facilities offer prime access to Houston's major transportation corridors and benefit from Lower Kirby's enhanced infrastructure and regional detention systems. Completion is expected in early 2026, bringing high-quality space that will support future business attraction, expansion, and job creation.

This development capitalizes on the years of infrastructure development in Lower Kirby by PEDC, the City of Pearland and the Lower Kirby Pearland Management District.

## Infrastructure Investments Support Growth in Lower Kirby

Infrastructure improvements continue to shape the future of Pearland's Lower Kirby District, ensuring the area remains ready for business expansion and long-term growth.

Construction began in May 2025 on a major upgrade to Fruge Road, located just east of Kirby Drive. What was a two lane, asphalt, open ditch road, is being upgraded to a concrete roadway with new sidewalks on the north side, extended water lines, and improved intersections with a new traffic signal. Once complete in early 2026, these enhancements will improve mobility, expand city utilities, and support future development along the corridor.

Also in 2025, the Lower Kirby Regional Detention System advanced with the Phase III expansion of the Main Pond. This effort was designed to increase stormwater capacity in response to accelerating development across the district, helping ensure infrastructure keeps pace with growth.



Creative Innovations

LEVEY TENANTS



STREAM REALTY PARTNERS

**384,509**  
SQUARE FEET OF  
PREMIER INDUSTRIAL SPACE



LEVEY BUILDING



FRUGE ROAD CONSTRUCTION



UNITED IMAGING

**216,000**  
SQUARE FEET  
11550 N SPECTRUM BOULEVARD

INNOVATION & INVESTMENT IN  
*Lower Kirby*

GROWTH & EXPANSION ALONG

# *State Highway 35*

## Edge Industrial Park Advances Strategic Development Along SH 35

Progress continues at Edge Industrial Park, a 36-acre business park situated at the intersection of State Highway 35 and McHard Road. Led by Stewart Development, the project is delivering more than 200,000 square feet of flex office/warehouse/manufacturing space, designed to accommodate a range of industrial and commercial users.

Since 2023, PEDC has worked in close partnership with Stewart Development to support this strategic investment. In 2024, a development agreement was finalized with the City of Pearland to assist with infrastructure and site preparation, funded by PEDC these improvements included new roads, drainage, water and sewer. As a priority area within the

SH 35 Redevelopment Plan, this project aligns with Pearland's long-term vision for economic growth.

As of late 2025, the first three buildings have been completed, and planning is underway for the next phase of construction. The project represents a priority within the SH 35 Corridor Redevelopment Strategy, aligning with Pearland's long-term vision for revitalization and economic diversification along the corridor.

Edge Industrial Park is poised to attract new businesses, generate employment opportunities, and contribute to the city's expanding commercial tax base.



**200,000**  
SQUARE FEET OF  
FLEX OFFICE

## ERS CAT Builds on Initial Investment with Phase II Growth

Energy Rental Solutions (ERS CAT), a generator dealer specializing in the specialty rental business, has continued to grow its presence in Pearland with the Phase II expansion of its headquarters facility. In 2025, the company began construction of a **10,000-square-foot expansion** and additional outdoor storage capacity, enhancing operational capacity and supporting continued business growth.

Originally recruited by PEDC in 2019, ERS CAT established its headquarters on a 12-acre site at Rice Drier Road and State Highway 35, investing more than **\$4 million in a 40,000-square-foot facility that includes office and warehouse space**. The site is home to approximately 55 employees, spanning executive leadership, sales, operations, administration, service technicians, and warehouse personnel.

The expansion reflects Pearland's continued success in attracting and retaining high-value industrial employers and aligns with the city's long-term vision for revitalization and economic development along the SH 35 corridor.



## Investing in Infrastructure to Catalyze Growth

As part of its long-standing commitment to infrastructure enhancement, the PEDC continues to dedicate 20% of its annual budget to recapitalization projects that strengthen the city's economic foundation. In 2025, this strategic investment was exemplified through two major initiatives: the reconstruction of Industrial Drive and Knapp Road—both aligned with the Pearland Prosperity Plan and the State Highway 35 Redevelopment Strategy.

Among the year's most transformative initiatives is the ongoing reconstruction of Industrial Drive, a heavily trafficked asphalt and open ditch road serving approximately 18 businesses.

In partnership with the City of Pearland, PEDC is leading a **\$6.8 million revitalization effort that will deliver reinforced concrete pavement, upgraded utilities, improved lighting, and expanded drainage infrastructure**. These enhancements are designed not only to resolve persistent infrastructure challenges but also to foster a more attractive and

functional environment for small businesses. Construction began in late 2025 and expected to be completed in 2026.

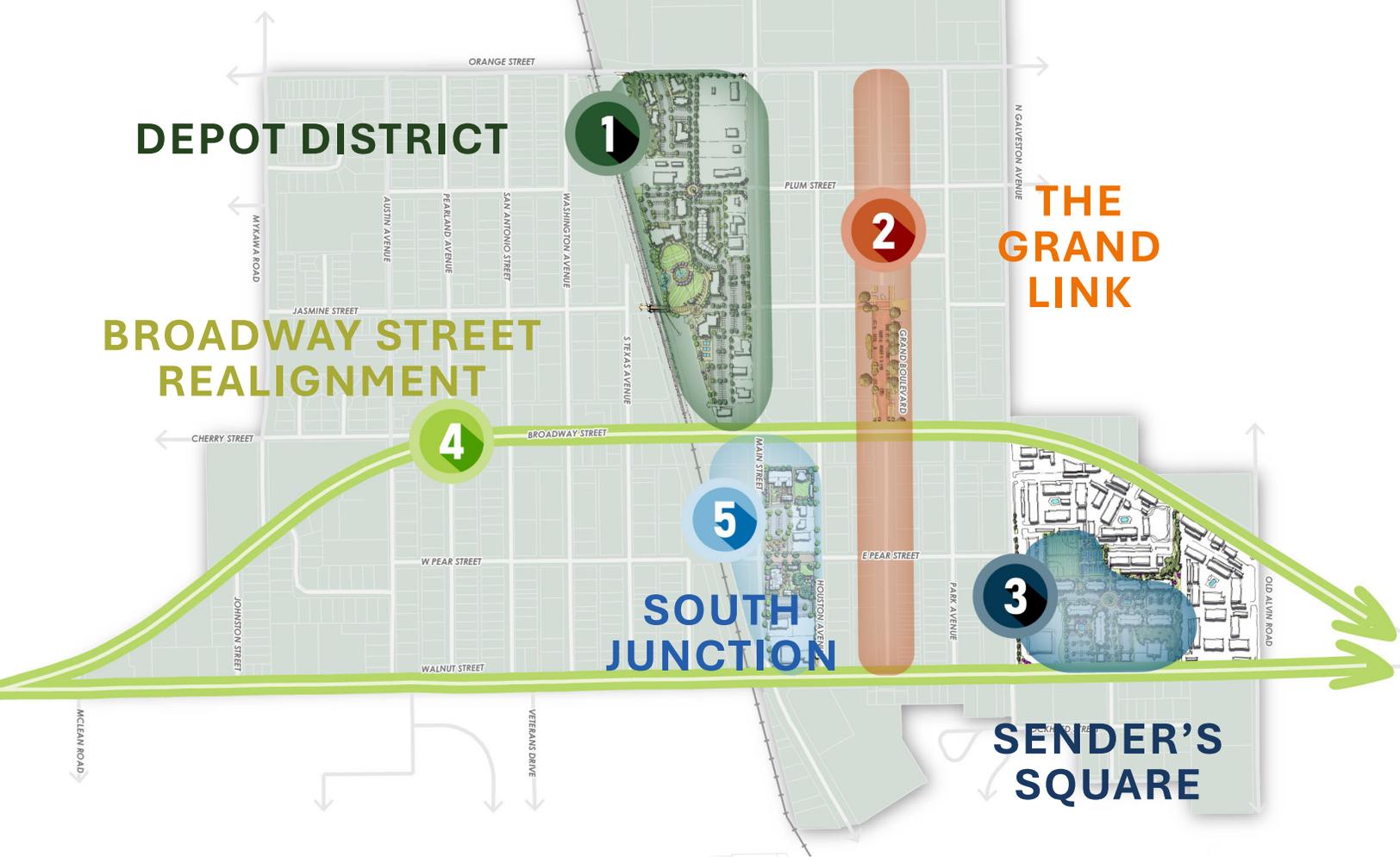
The Knapp Road reconstruction project is another example of PEDC's strategic approach to infrastructure investment as a catalyst for private development. As part of a public-private partnership with Hanover Development, the project will include roadway reconstruction, water and sewer upgrades, stormwater conveyance, and detention facilities. Through a reimbursement agreement with the City of Pearland, PEDC will fund up to **\$7.4 million for this effort**. This initiative is actively progressing and supports the Business Park North catalyst within the State Highway 35 Redevelopment Strategy while reinforcing the Site Development Key Initiative within the Pearland Prosperity Plan.

Together, these projects reflect PEDC's strategic intent to modernize critical infrastructure, enhance business readiness, and position Pearland for sustained economic vitality.



# Old Town Pearland

## REVITALIZATION PLAN



### Old Town Pearland: *Honoring the Past, Building the Future*

Old Town Pearland is the city’s original plat, the birthplace of Pearland’s identity and a district that continues to reflect its historic character and community spirit. With roots dating back to 1894, Old Town remains home to cultural landmarks, legacy businesses, and a distinctive sense of place. As Pearland has grown into a dynamic and diverse city, Old Town has retained its charm, offering a unique opportunity to reimagine its role in the city’s future.

In 2025, the Pearland City Council and the Pearland Economic Development Corporation (PEDC) Board of Directors formally adopted the Old Town Revitalization Plan, setting a clear path to transform this legacy district into a thriving, connected destination. Led by the City of

Pearland’s Community Development Department and funded by PEDC, the plan outlines a long-term vision to preserve Old Town’s character while encouraging thoughtful reinvestment and growth. As a Key Initiative of the Pearland Prosperity Plan, Pearland’s strategic roadmap for economic development, the revitalization of Old Town reflects a broader commitment to sustainable growth and placemaking.

The Plan reimagines Old Town not as a relic of the past, but as a dynamic center for community life, local business, and cultural expression. It envisions a walkable, inclusive district where historic charm meets modern, where residents and visitors alike can gather, connect, and thrive.

**7,000**  
INDIVIDUALS  
ENGAGED

PLAN  
REACHED  
OVER  
**34,000**  
PEOPLE

## The Planning Process: *A Community-Driven Vision*

The Old Town Revitalization Plan was shaped not by a single directive, but through a year-long, collaborative process led by the City of Pearland’s Community Development Department. Designed to be transparent, inclusive, and iterative, the planning journey brought together residents, business owners, civic leaders, and technical experts to craft a shared vision for Old Town’s future.

Public engagement was central to the plan’s development. Over 2,880 residents participated in surveys, and more than **7,000 individuals engaged** meaningfully through pop-up events, workshops, and virtual forums. In total, **the plan reached over 34,000 people**, generating broad awareness and deep input. Community voices helped shape priorities around walkability, public space activation, support for local businesses, and preserving Old Town’s historic charm.

## The Big Ideas: *Catalysts for Transformation*

At the heart of the Old Town Revitalization Plan are five bold concepts—referred to as the “Big Ideas”—that translate vision into action. These interconnected strategies are designed to spark momentum, align public and private investment, and demonstrate what’s possible when community priorities and urban design come together.

### DEPOT DISTRICT

Anchored by the historic train depot, this area is envisioned as a civic and cultural hub, where festivals, markets, and everyday gatherings bring new energy to Old Town’s legacy spaces.

### THE GRAND LINK

A continuous green corridor that connects parks, trails, and public spaces, the Grand Link weaves together Old Town’s assets into a walkable, vibrant network for recreation, culture, and connection.

### SENDER’S SQUARE

A coordinated zone for infill development, Sender’s Square introduces new housing and small-format commercial spaces that respect Old Town’s scale while supporting growth and diversity.

### BROADWAY STREET REALIGNMENT

Transforming Broadway from a high-speed thoroughfare into a pedestrian-oriented Main Street, this concept prioritizes safety, walkability, and local commerce, reclaiming the corridor as a civic space.

### SOUTH JUNCTION

Focused on adaptive reuse and small-scale activation, South Junction envisions a mix of maker spaces, pocket parks, and neighborhood venues that reflect Old Town’s character and support everyday life.

Together, these ideas form the foundation for a revitalized Old Town—one that honors its past while embracing a future of connection, creativity, and community.

As the Plan moves from vision to reality, PEDC is actively working to implement these Big Ideas in partnership with the City of Pearland and the community. To explore the full plan and learn more about upcoming projects, visit [www.pearlandoldtownsite.com](http://www.pearlandoldtownsite.com).



In 2025, the Pearland Innovation Hub (PIH) continued to solidify its role as a cornerstone of Pearland’s entrepreneurial ecosystem, delivering programs and resources that help small businesses thrive. Funded by PEDC and managed by the Pearland Chamber of Commerce, the Hub provides technical assistance, networking opportunities, and access to expert guidance for local entrepreneurs.

## Management Agreement Renewal Secures Long-Term Support

A major milestone for the Pearland Innovation Hub in 2025 was the renewal of its management agreement with the Pearland Chamber of Commerce. Approved by both the PEDC Board and Pearland City Council, the new three-year agreement ensures stability and continuity for the Hub’s operations through September 2028. This commitment reflects the city’s confidence in the Hub’s role as a catalyst for small business growth and innovation.

Under the renewed agreement, the Chamber will continue managing PIH staff, as well as programming, technical assistance, and event coordination. The agreement also includes performance metrics to measure impact and accountability, reinforcing PEDC’s focus on results-driven economic development. By securing this long-term partnership, Pearland is investing in a proven model that connects entrepreneurs to resources, fosters collaboration, and strengthens the city’s entrepreneurial ecosystem.



### PROGRAM MILESTONES

MEMBERSHIP GREW TO OVER  
**405 MEMBERS**

MORE THAN  
**356 HOURS**  
OF TECHNICAL ASSISTANCE  
WERE UTILIZED BY LOCAL  
BUSINESSES.



## Celebrating Small Business Through Signature Events

Events are at the heart of the Pearland Innovation Hub’s mission to connect and empower entrepreneurs. In 2025, PIH hosted two signature gatherings that showcased Pearland’s vibrant business community. The first Pitch Competition in May brought ten local businesses to the stage to share their growth strategies with a panel of judges and a live audience. Yellow Apron Baking Co. earned first place and \$5,000 in cash and business support services, followed by VS Midwifery Services and Financial Aid Frenzy. In November, the annual State of Entrepreneurship event united entrepreneurs, small business owners, and community leaders to celebrate innovation. City Council Member and business owner Tony Carbone delivered an inspiring keynote, underscoring the importance of mentorship and resilience.

Beyond these headline events, PIH creates ongoing opportunities for connection and learning through its monthly programming. Regular events such as Morning Brew Connections, Entrepreneur Insights and Funding Strategies provide practical guidance and networking for small business owners throughout the year. These gatherings have become a cornerstone of Pearland’s entrepreneurial ecosystem, helping local businesses access resources, share ideas, and build relationships that drive growth.

Pearland Economic Development Corporation

# Workforce

## Building Pearland's Manufacturing Advantage

The Pearland Manufacturing Partnership continued to build momentum in 2025, serving as a vital forum for collaboration among local manufacturers and industry leaders. Through quarterly meetings, the partnership provided opportunities to share insights, address challenges, and strengthen Pearland's manufacturing ecosystem. This initiative remains a cornerstone of PEDC's commitment to supporting a thriving industrial base in our community.

Throughout the year, the partnership tackled critical topics shaping the future of manufacturing. Discussions included leveraging the Port of Houston and Foreign Trade Zone benefits, navigating international trade, supply chain, and immigration challenges, upskilling funds through the Texas Workforce Commission, and cybersecurity compliance and resiliency—an increasingly important priority for manufacturers in today's digital landscape.

Looking ahead, the committee identified four key priorities to guide its efforts: Talent development, employee culture and retention, infrastructure improvements, and adoption of cutting-edge technology and process innovations. PEDC is proud to support this initiative and will continue connecting businesses with resources, workforce solutions, and industry expertise to ensure Pearland manufacturers remain competitive and well-positioned for growth.

## Strengthening Skills and Inspiring Careers

PEDC is committed to supporting a strong and sustainable workforce for Pearland's growing business community. In 2025, we advanced this mission through initiatives that help employers access training resources and create opportunities for students to explore high-demand careers. These efforts ensure businesses have the skilled talent they need while inspiring the next generation of professionals.

### CUSTOMIZED WORKFORCE ASSISTANCE

PEDC worked closely with local employers to secure more than \$2 million in grant funding for employee training programs. These resources enabled companies to provide specialized technical instruction, leadership development, and operational training at no cost to their workforce. By connecting businesses to state and federal funding and workforce partners, PEDC helps strengthen talent pipelines and enhance competitiveness in Pearland's manufacturing and industrial sectors.

### CAREER EXPLORATION INITIATIVES

To spark interest in STEM and skilled trades, PEDC partnered with schools, industry leaders, and workforce organizations to host and support impactful career events throughout the year:

**PEARLAND NEXT** – Hosted by Pearland ISD, this hands-on CTE expo introduced 8th-grade students to future career pathways.

**ALVIN ISD CAREER EXTRAVAGANZA** – A dynamic showcase of high school career programs and industry opportunities.

**JOBS Y'ALL CAREER EXPLORATION FAIR** – In partnership with Workforce Solutions, this event connected young adults (ages 16–24) with employers and training resources.

**CAREER SIGNING DAY** – Organized by the Brazoria County Petrochemical Council, this milestone celebration saw 40 local seniors sign job offers with regional employers.

**ENGINEER YOUR FUTURE** – A summer engineering camp hosted in partnership with Alvin College for middle school students.

**COMMUNITY CAREER EDUCATION FORUM (CCEF)** – Hosted by Endress+Hauser, this STEM-focused event engaged middle school students in real-world applications of science and technology.

These initiatives help students envision their future careers and connect with employers, creating a pipeline of talent for Pearland's industries.

## WorkInPearland: Connecting Local Talent and Opportunity

WorkInPearland continues to serve as a cornerstone of PEDC's workforce development strategy, helping local employers find skilled professionals and keeping talent within the community. In partnership with the Pearland Chamber of Commerce, this initiative provides a streamlined platform for job seekers and businesses to connect, strengthening Pearland's labor market and supporting economic growth.

In 2025, the platform saw impressive engagement and measurable impact. More than 5,000 job seekers registered, exploring 300 job openings from 108 businesses, and submitting over 3,200 applications. Activity on the site surged, with 19,000+ booth interactions, and several employers reported successful hires through the platform. To make connecting even easier, WorkInPearland introduced a new mobile app, expanding access for both job seekers and employers.

The annual WorkInPearland Job Fair further amplified these efforts, drawing 68 companies and 1,400 job seekers. The event generated 470 interviews scheduled or conducted onsite, creating immediate hiring opportunities and showcasing Pearland's commitment to workforce development. The fair even earned regional attention with coverage on ABC 13's Who's Hiring segment.

PEDC remains dedicated to connecting quality employers with Pearland's talented workforce—building careers, supporting businesses, and driving economic prosperity for the community.

**\$1.5+ MILLION** IN GRANT FUNDING  
SECURED FOR PEARLAND EMPLOYERS IN 2025



# Business Retention AND EXPANSION

## Building Growth: Major Employers Expand in Pearland

Pearland’s economy continues to grow as leading companies choose to expand their operations in the city. In 2025, several major projects advanced construction, bringing new facilities, technology upgrades,

and job opportunities. These expansions underscore the strength of Pearland’s business environment and PEDC’s role in fostering long-term economic vitality.

### BUILDING TALENT, BUILDING PEARLAND: BURNS & MCDONNELL OPENS CONSTRUCTION ACADEMY

In February, Burns & McDonnell celebrated the launch of its new Construction Academy in Pearland with a ribbon-cutting ceremony that welcomed community leaders, industry partners, and workforce advocates. The 14,000-square-foot facility was unveiled during a ribbon-cutting ceremony and now serves as a regional training hub, offering online assessments and hands-on craft construction instruction to help build a skilled and resilient workforce.

The academy aligns with PEDC’s commitment to workforce development—one of the key initiatives outlined in the Pearland Prosperity Plan, the city’s strategic roadmap for economic growth. By equipping professionals with essential skills, the Construction Academy helps meet the growing demand for construction talent across the region and positions Pearland as a leader in workforce readiness.

This investment not only enhances individual career pathways but also strengthens the city’s economic foundation by supporting industry growth and talent retention.

### CRAIN GROUP BUILDS NEW HEADQUARTERS

Crain Group, LLC, a general contractor and construction management firm that has served the Pearland business community since 2004, is making a significant investment in Pearland with the development of its new headquarters. The company purchased six acres at the southwest corner of McHard Road and Old Alvin Road and began construction in

2025 on a 17,800-square-foot headquarters facility that will include 11,400 square feet of office space. The total project investment is approximately \$5.5 million.

This expansion will retain 25 existing positions and create up to 10 additional jobs over the next three years, reinforcing Crain Group’s long-term commitment to Pearland and its workforce. Construction is nearing completion, and operations are expected to begin in 2026.

### ROLLAC SHUTTERS EXPANSION BRINGS JOBS AND INVESTMENT

Rollac Shutters, one of the first employers recruited to Pearland by PEDC, is advancing its operations with a major facility expansion. Construction began in 2025 on a 17,000-square-foot addition to its Orange Street location, representing a \$4.2 million investment in new manufacturing capabilities.

The centerpiece of this project is a fully automated powder coating line that will enable Rollac to deliver custom-coated products faster and more efficiently, giving the company a competitive edge in the construction industry. This expansion will retain 15 existing jobs and create up to eight new positions, reinforcing Rollac’s commitment to innovation and growth in Pearland.

As construction nears completion, Rollac is poised to strengthen its role as a key contributor to the local economy while enhancing its ability to serve customers nationwide.

# BizConnect

## PROGRAM

A strong local business community is the backbone of Pearland's economy. To ensure these businesses thrive, the Pearland Economic Development Corporation (PEDC) and Pearland Chamber of Commerce lead BizConnect, a proactive business retention and expansion program designed to help local employers grow, overcome challenges, and access valuable resources.

In partnership with the Pearland Chamber of Commerce, BizConnect offers tailored guidance in critical areas, including:

EXPANSION ASSISTANCE

FINANCING

SITES AND BUILDINGS

STATE AND LOCAL RESOURCES

TAX INCENTIVES

WORKFORCE DEVELOPMENT

The BizConnect team actively engages with businesses through regular visits, educational seminars, and direct support. In 2025 alone, the team met with more than 48 Pearland employers, hosted multiple business development events, and provided hands-on assistance to companies across the community—helping them secure financing, identify new locations, and strengthen their workforce.

By building strong relationships and connecting businesses to essential resources, PEDC is driving sustainable growth and creating opportunities for Pearland's employers, workforce, and residents.



# MISSION STATEMENT AND *Financials*

## PEDC Mission Statement

The Pearland Economic Development Corporation (PEDC) is committed to enhancing our community's economic vitality through the attraction, retention and expansion of primary employers. PEDC works to ensure our business climate and built environment strongly support these efforts by focusing on aesthetics, infrastructure, quality of life, image, workforce, and quality development and redevelopment of key Pearland districts and corridors.

	FY 2025 YEAR-END ACTUAL	FY 2026 AMENDED BUDGET
<b>OPERATING REVENUES</b>		
Sales Tax	15,888,222	16,160,818
Interest Income	1,772,698	1,174,857
Intergovernmental	256,537	2,760,000
Miscellaneous	174,365	10,000
<b>TOTAL</b>	<b>18,091,822</b>	<b>20,105,675</b>
<b>EXPENDITURES</b>		
Operating *	3,526,402	4,749,582
Incentives	0	1,628,000
Transfers to City **	5,959,201	32,641,441
Capital Outlay/Infrastructure	827,977	5,430,000
Inventory	0	5,000
Bond Payments	261,800	255,900
<b>TOTAL</b>	<b>10,575,380</b>	<b>44,709,923</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>7,516,442</b>	<b>-24,604,247</b>
<b>FUND BALANCE - BEGINNING</b>	<b>39,524,146</b>	<b>47,040,588</b>
<b>FUND BALANCE - ENDING</b>	<b>47,040,588</b>	<b>22,436,341</b>

\* Operating expenditures include salaries, supplies, rent, marketing and strategic plan implementation services.

\*\* FY 2026 Transfers to City include \$15.9M for Hickory Slough Sports Complex Phase II construction and \$4.9M for Smith Ranch Road Sanitary Sewer Project Public Improvement District, among other infrastructure projects.

# Officers AND Directors

## Dena Hanks, *Chair*

Dena Hanks joined the PEDC board in 2023. She is an interior designer and owner of Hanks Design Group. A founding board member of the Pearland Leadership Foundation, where she serves as vice-chair. Other board services include the President of the Pearland ISD Education Foundation and the Pearland High School Academic Decathlon Booster Club. She served on multiple committees of the Pearland Chamber of Commerce, and other previous service includes the Pearland Library Advisory Board, Brazoria County Library and Foundation Board, Adult Education Center, Pearland ISD Long Range Planning Committee, and Women in Leadership in Pearland.



## Deenadayalan Bakhavatsalam:

Deenadayalan (Deen) Bakhavatsalam joined the PEDC board in 2023. He is currently Chief Scientific Officer of rBIO - an early-stage biopharma company. He also serves as Director/Advisor of Life Sciences for Cubio Innovation and CEO of Caren mHealth. Deen serves on judging panels for Medtech Innovator, a nonprofit global accelerator for medical devices, digital health, and diagnostic companies, and DECA, an organization for students in high schools and colleges around the globe who want to learn business and entrepreneurship.



## JW Washington, *Vice Chair*

JW Washington joined the PEDC board in 2023. He is currently Vice President of Sales, America for AriensCo. He serves on the Houston Livestock Show and Rodeo Houston Metro Go Texan Committee, the National Association of Landscape Professionals National Collegiate Landscape Competition, Pearland High Theater Booster Club, and Robert Turner High School PTA. JW has also volunteered his time on the Houston Community College Advisory Board: Agricultural & Horticultural Academic Programs, as a coach and mentor for Pearland ISD junior high & middle school robotics teams, certified United States Youth Soccer (USYS) trainer for area youth soccer clubs, and Game Day Soccer League team manager.



## Ken Rice:

Ken Rice joined the PEDC board in 2025. He is the Vice President – Legal Services for Loomis. Ken, a 20-year Pearland resident, has previously served on the Pearland Parks and Recreation Board. He is also a past member of the Pearland Chamber of Commerce and an alumni of Pearland Citizen’s Police Academy.



## Jerry Koza Jr:

Jerry Koza Jr. joined the PEDC board in 2021. He is the co-owner of Profax/Lenco. He is also a board director for the Northern Brazoria County Education Alliance. A former City of Pearland Planning and Zoning Commission board member, Jerry previously served twice on the Pearland Charter Review Committee, the Pearland Citizens Drainage Committee, and as a board director for the American Welding Society Houston Section.



## Craig Slater, *Secretary*

Craig Slater joined the PEDC board in 2023. He is the owner of Craig Slater Insurance Agency. Currently a Pearland Chamber of Commerce Ambassador, Craig previously served as Chair for the Pearland Charter Review Committee and is a past president of the Pearland Rotary Club.



## Michi Bruns Clay:

Michi Bruns Clay joined the PEDC board in 2022. She currently serves as the Regional Vice President for LiftFund. Michi is the Founder of Encompass Healthcare Management, Inc. and a founding member of the Greater Pearland Area Chapter of The Links Inc., where she is the chair of Services to Youth. Michi serves on the Pearland Prosperity Implementation Committee, is a facilitator in the Brazoria County-focused STEMulation Academy, and contributes to Keep Pearland Beautiful. She previously served with the Pearland Chamber of Commerce.



## Ex-Officio Members

Kevin Cole, *Pearland Mayor*

Trent Epperson, *Pearland City Manager*

Jim Johnson, *Pearland Chamber of Commerce President and CEO*

Matt Buchanan, *PEDC President*

## Executive Staff

Matt Buchanan, *President*

Valerie Marvin, *Vice President - Development*

Adrian Perez, *Vice President - Attraction/Retention*

Melissa Cook, *Marketing Director*

Mou Sarkar, *Workforce Director*

Matt Peno, *Redevelopment Director*

Jonathan Pollard, *Development Manager*

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